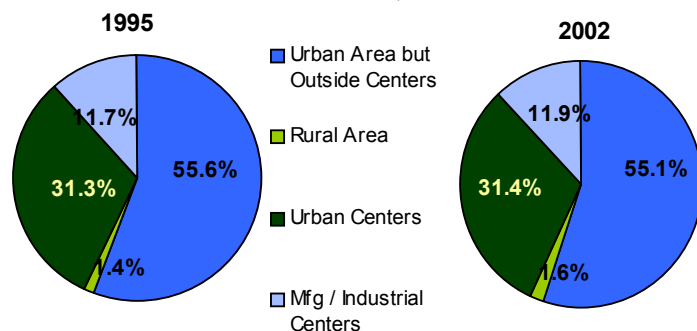


Indicator 31 (continued)

- Auburn, Federal Way, and Kent all have fewer than 4,000 jobs and under 1,000 housing units. However, these three centers do act as local transportation hubs, especially since the opening of Sounder Commuter Rail (which serves Auburn and Kent) in late 2000. Because of this they are prime candidates for future job and housing development.

Fig. 31.4

Location of Jobs in King County



- There has been only slight change in the location of jobs between 1995 and 2002. In 1995, 43.0% of all jobs in the County were in the urban and manufacturing centers; now 43.3% are in those centers.
- Of the urban centers, only Lower Queen Anne (Seattle Center) lost jobs between 1995 and 2002. However, job growth was also minimal in Kent, Federal Way, and Renton. The countywide recession from 2000 to 2002 accounts for much of this slow growth.
- Among the manufacturing / industrial centers, only Tukwila showed negative job growth over the whole 1995 - 2002 period. All these centers, except Redmond and Ballard/Interbay, experienced job loss from 2000 to 2002.
- With a modest economic recovery occurring in 2003 and 2004, opportunities for growth in all the centers should improve.

Outcome: Make Efficient Use of Urban Land

Indicator 32: Percent of New Residential Units Built Through Redevelopment



Countywide Planning Policy Rationale

"Development within the Urban Growth Area will be phased to promote efficient use of land.... growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized...and c) last, to areas requiring major infrastructure improvements....All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses." (CPP III. C2, LU-28 & 69, see also FW1, Step 8)

One way to achieve efficient use of urban land is to redevelop urban land that had a pre-existing use. Often the pre-existing use was less than optimal for the location - such as a large, underused warehouse in a busy commercial area. In the residential context, the efficiency is gained by building at a higher density than the pre-existing use.

The 2002 King County Buildable Lands Report found that approximately 57% of the residential land supply in King County is redevelopable land, rather than vacant land. Inevitably, the supply of vacant land within the urban area will continue to shrink. Indicator 32 monitors the percent of our new housing that is actually being built on redevelopable land rather than vacant land.

Developers sometimes find vacant land more attractive because there are no demolition costs associated with it, but redevelopable land can also be attractive because of a prime location, or because infrastructure is likely to be in place already.

Key Trends

- In 2003, about 43% of all new residential units were permitted on land that had a pre-existing use. In the urban area, the proportion was about 44%. Because it is not always easy to trace a pre-existing use on land, these figures should be considered a conservative estimate.
- The proportion of redevelopment was lower than the 2002 estimate of 52%, but in line with estimates from 2000 and 2001.

Fig. 31.4

Percent of New Housing Units Built Through Redevelopment by Sub-Area				
	2000	2001	2002	2003
Seattle-Shoreline	71%	81%	77%	72%
Greater East Side	20%	9%	44%	28%
South King County	36%	12%	34%	37%
Rural Cities	0%	0%	8%	12%
Urban Total*	51%	46%	53%	44%
Unincorp KC*	na	29%	23%	17%
Total County	46%	44%	52%	43%

*For 2000, the Urban Total Includes just the Cities, and Unincorp. KC refers to both urban and rural Unincorp. KC. For 2002 and 2003 the urban areas of Unincorporated King County are included in the urban sub-regions, and the Urban Area Total refers to both cities and unincorporated areas within the Urban Growth Boundary. Only the rural area is included in the Unincorp. KC category.

- This relatively high rate of development on previously-used land is a positive sign that urban land is being used efficiently as vacant land becomes more scarce.
- As would be expected the highest rate of redevelopment is in the older and more densely-populated Sea-Shore subregion, while the Rural Cities have a relatively low redevelopment rate.

Fig. 32.2

